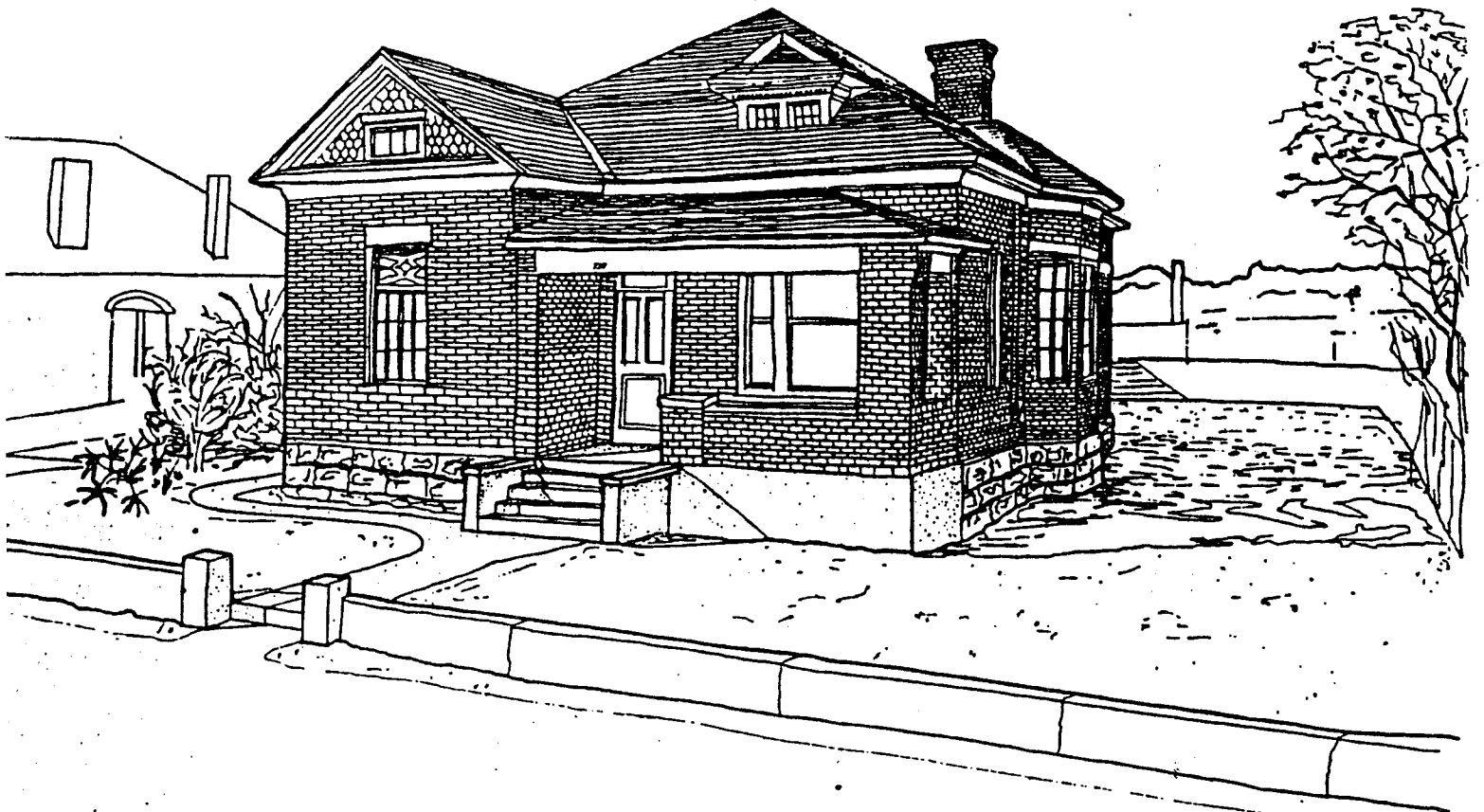


# **DESIGN GUIDELINES**

**for**



## **West University Historic District**



# **DESIGN GUIDELINES**

**For**

## **West University Historic District Tucson, Arizona**

The design guidelines were adopted by the  
West University Historic District Advisory Board on February 11, 1986  
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Our Special Thanks to Robert Giebner for letting us use material from Tucson Preservation Primer: A Guide for the Property Owner, College of Architecture, University of Arizona, 1979, and to Jeff Morris for drawing our thoughts.

PROJECT COORDINATION BY

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# TABLE OF CONTENTS

I. PURPOSE OF THE GUIDELINES	
Purpose of the Guidelines.....	1
II. DEVELOPMENT OF THE NEIGHBORHOOD	
Historical Overview.....	2
General Street Patterns.....	3
Basic House Features.....	4
Building Types and Styles.....	5
Bungalow.....	6
Queen Anne.....	8
Sullivan-esque.....	9
Mission Revival.....	10
Spanish Colonial Revival.....	11
Art Deco.....	12
III. GUIDELINES FOR EXISTING RESIDENTIAL BUILDINGS	
Definitions.....	13
General Considerations.....	14
Materials.....	15
masonry.....	15
Colors.....	16
Foundations.....	17
Roofs.....	18
Porches.....	19
Chimneys and Vents.....	21
Openings.....	22
doors.....	22
windows.....	23
security considerations.....	24





Architectural Detail and Ornamentation.....	25
Additions to Existing Buildings.....	28
Site Details.....	31
fences.....	31
parking and driveways.....	32
plantings.....	33
Energy and Utility Considerations.....	38

#### IV. GUIDELINES FOR NON-RESIDENTIAL BUILDINGS

Residential Buildings Put To Commercial Use.....	39
Signs.....	40
Moving Buildings.....	42
Institutional and Public Buildings.....	43
Parking.....	44

#### V. GUIDELINES FOR NEW CONSTRUCTION

General Considerations.....	45
Primary Buildings.....	46
Secondary Buildings.....	47



1.

## Introduction to the Guidelines





## PURPOSE OF THE GUIDELINES

The purpose of these guidelines is to help you --the property owner-- and the West University Historic Zone Advisory Board in determining the types of alterations, renovations, changes and new construction that will maintain the special qualities of our historic district.

There are several points to remember when using the guidelines.

The Advisory Board encourages owners of major projects to discuss the project informally at the concept stage. Every building is unique. Even buildings that look identical have a few details or a setting that distinguishes them from any other building. This means that what is appropriate for one building may not be appropriate for another. Each building must be looked at on an individual basis both by the property owner and by the Advisory Board. The Advisory Board does not take financing feasibility or zoning into account when reviewing a project.

Over the years, some buildings have been altered or details have been removed. Although the ideal may be to restore these buildings to their original appearance, the guidelines and the Board acknowledge that an exact restoration is not always either desirable or practical. Some alterations are historic and we don't recommend reversal.



II.

## **Development of the Neighborhood**







## HISTORICAL OVERVIEW

The West University Neighborhood, a National Register historic district, is an approximate sixty block area located between the University of Arizona and downtown Tucson. The neighborhood includes more than 700 structures in a one-half square mile area bounded by Speedway Boulevard on the north, Park Avenue on the east, Sixth Street on the south and Stone Avenue on the west. The neighborhood has been designated historically significant because it exemplifies the pattern of middle and upper middle class residential development in Tucson as the City developed from 1890 to 1930. During that period the neighborhood matured into the first major Tucson suburb north of the Southern Pacific Railroad. Today it retains the scale and density of an early 1900's community.

El Presidio de Tucson was established in 1776, and by 1800 there was a population of 300. The Spanish Colonists lived in fairly crude adobe structures tightly grouped around the presidio. Despite population increases and a change of flag from Spanish to Mexican in 1821, Tucson and its low, flat-roofed, adobe Sonoran buildings continued to look much the same.

In 1853 part of Arizona, including Tucson, became a territory of the United States as a result of the Gadsden Purchase. Almost immediately Anglo settlers from the east trickled in. With them came American manufactured goods. The shipment of glass in particular led to the addition of windows to the Sonoran style and development of the Territorial style.

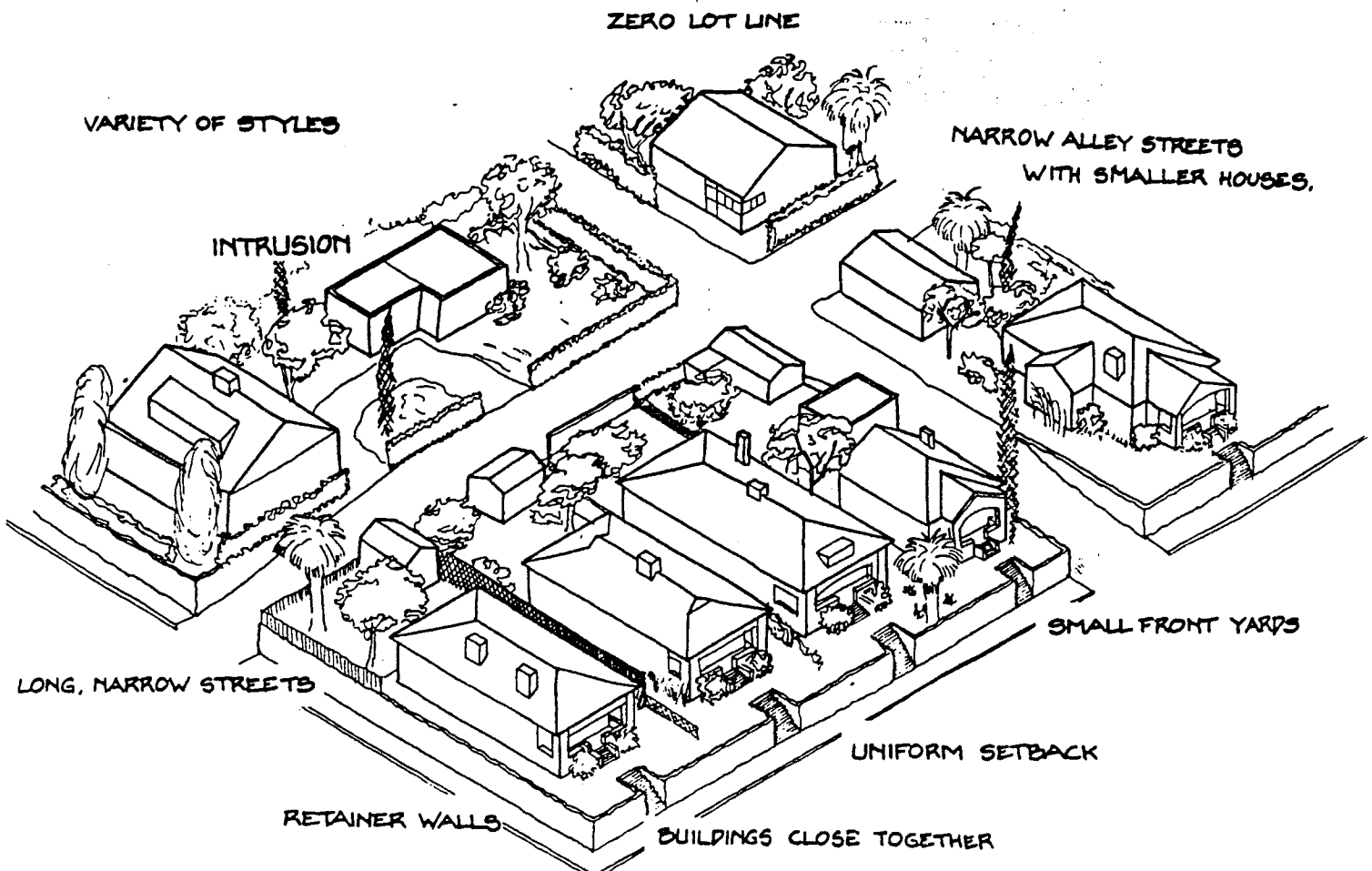
The first house was built in what was to become the West University Neighborhood in 1879. This house and a few others were built in architectural styles which reflect Tucson's Spanish Colonial and Mexican heritage. After the arrival of the Southern Pacific Railroad in 1880, eastern and midwestern architectural materials and styles were introduced to the West University Neighborhood. Many of the earliest houses were built on the alleys which are named streets in the neighborhood. The alley streetscapes are one of the most interesting aspects of the neighborhood and should be looked at carefully when infill or parking needs are under consideration.

The West University Neighborhood is interesting because of the variety of architectural styles that are evident. It is unusual to find this diverse variety of the Spanish/Colonial/Mexican, Anglo American, and California/Southwest traditions in one neighborhood.

## GENERAL STREET PATTERNS

The streets and buildings in West University have a definite pattern that was established in the nineteenth century. This streetscape pattern is both unusual and historically significant. Many blocks are quite large, bisected by three alleys. All north south alleys are dedicated streets. In the older sections many alley houses exist that represent some of the earliest homes in the neighborhood.

Neighborhood Association policy encourages alley infill with compatible structures on these streets. Some intrusive structures have been added later. This type of development is discouraged.



## BASIC HOUSE FEATURES

Buildings in the West University Neighborhood share many of the basic features. The repetition of these features also contributes to the pattern of the neighborhood.

SIMILAR SHAPES ARE REPEATED

BUILDING WIDTHS ARE SIMILAR

ENTRANCES ARE EMPHASIZED WITH

LARGE COVERED PORCHES  
WITH WIDE OVERHANGS

ALLEY

FRONT FACADES ALIGN

RAISED BASALT FOUNDATIONS

2W STUCCO PITCHED ROOFS

MAIN ENTRANCES OPEN ONTO STREET

STEPS DEFINE ENTRANCES

## BUILDING STYLES

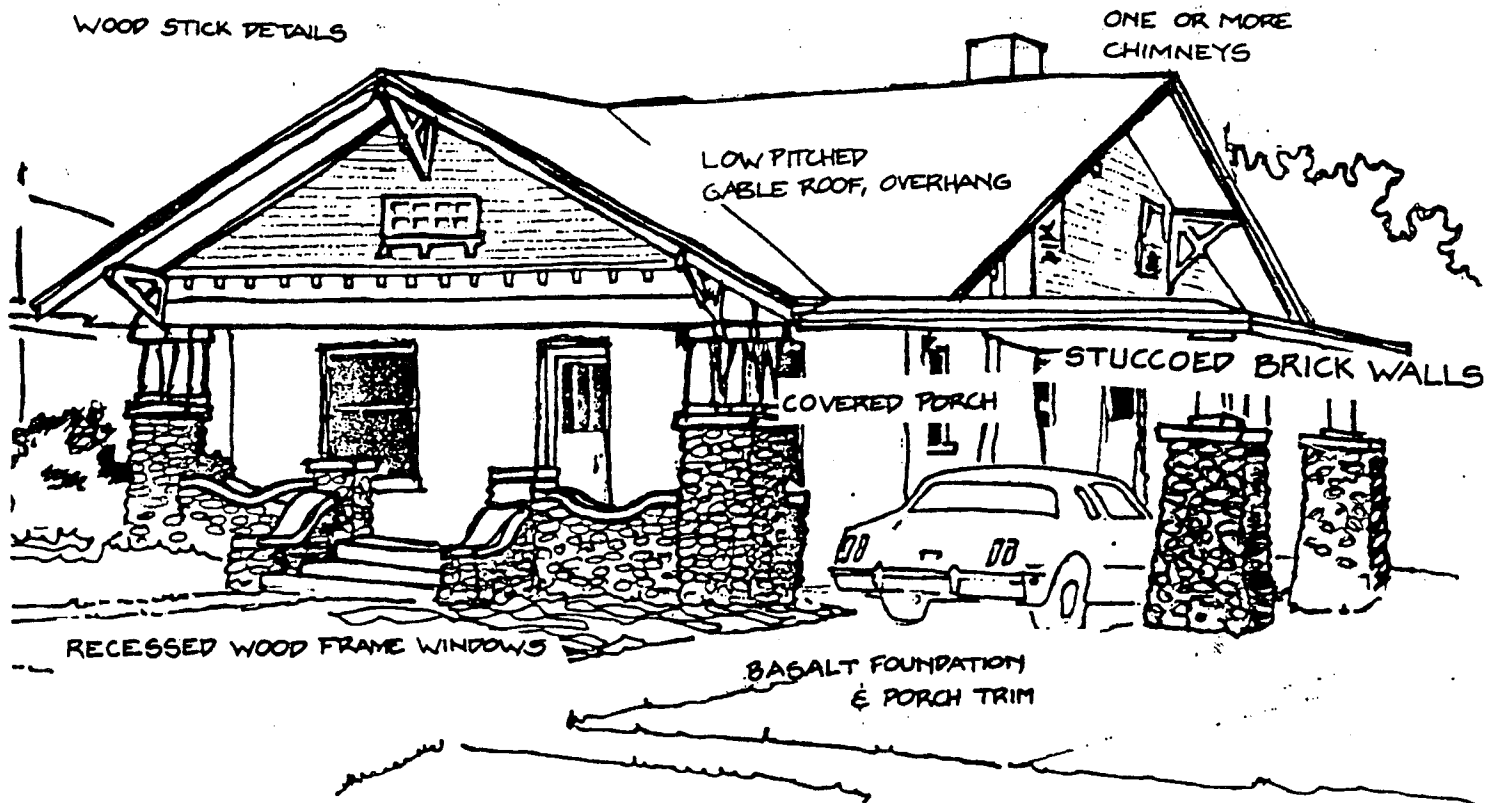
West University Historic District encompasses virtually all building styles found in early Tucson. It is this variety that gives the city its remarkable architectural richness. Individually, each of these buildings contributes to the street; collectively, they give a unique quality to the neighborhood.

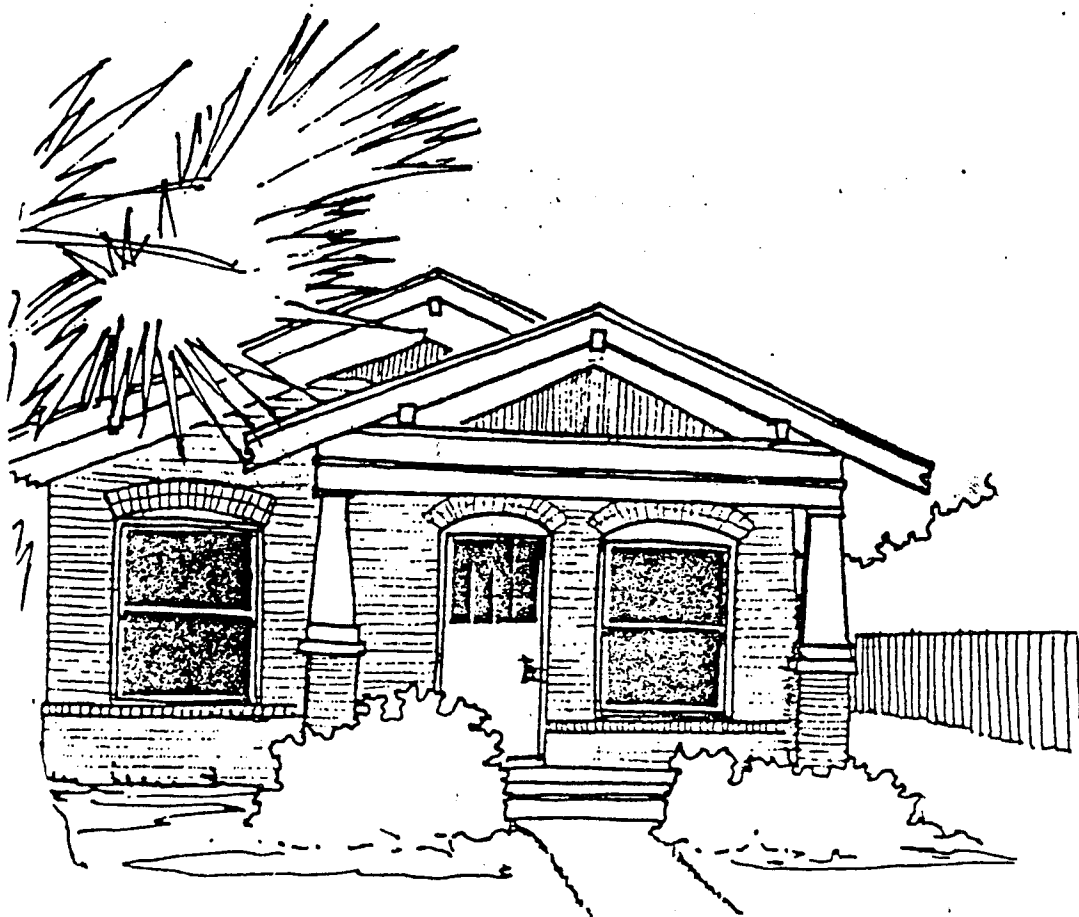
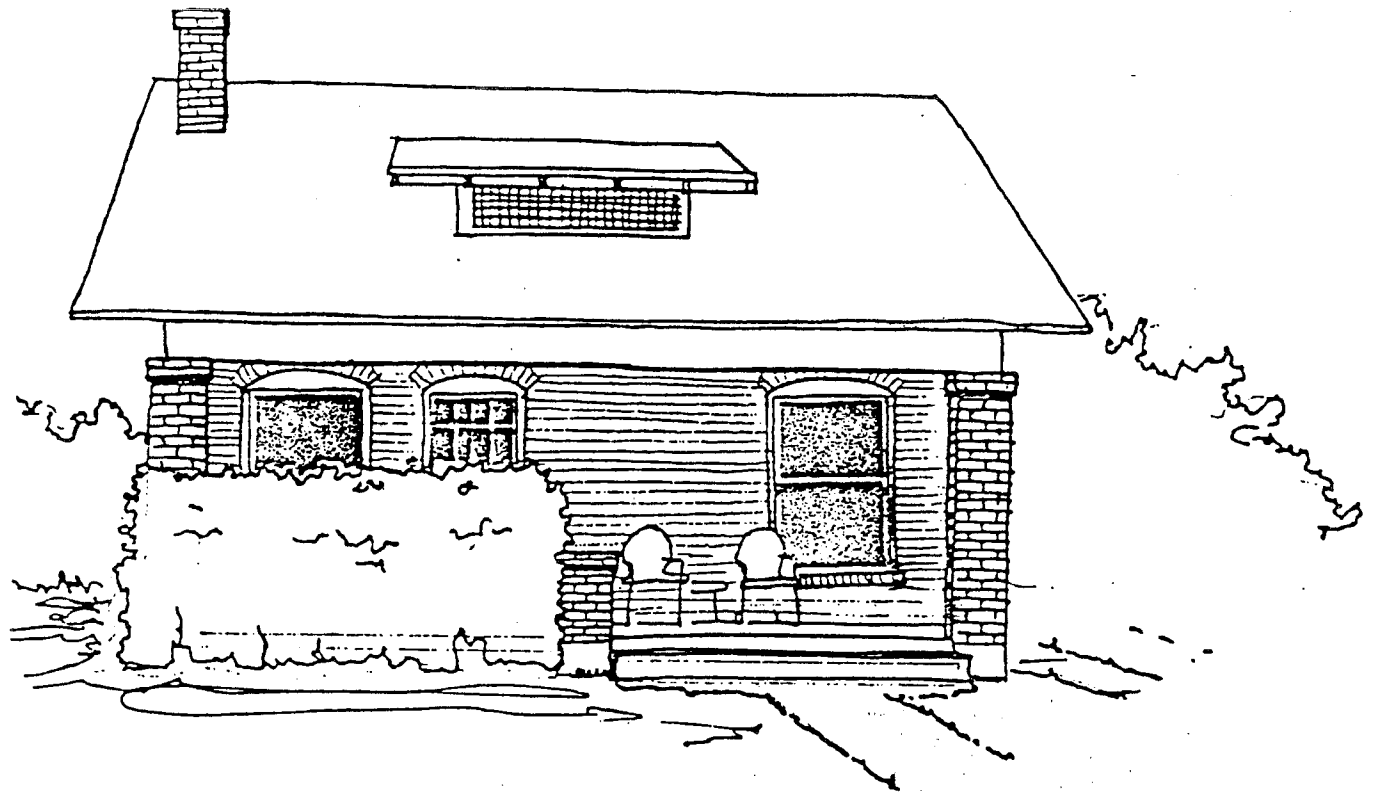
The architectural style of some buildings is obvious. Here are several styles that can be identified in the West University Historic District.

Many things contribute to the special appearance of the West University Historic District: the original city plan, the general street and alley patterns, the basic house features, and the variety of building types and styles.

## BUNGALOW

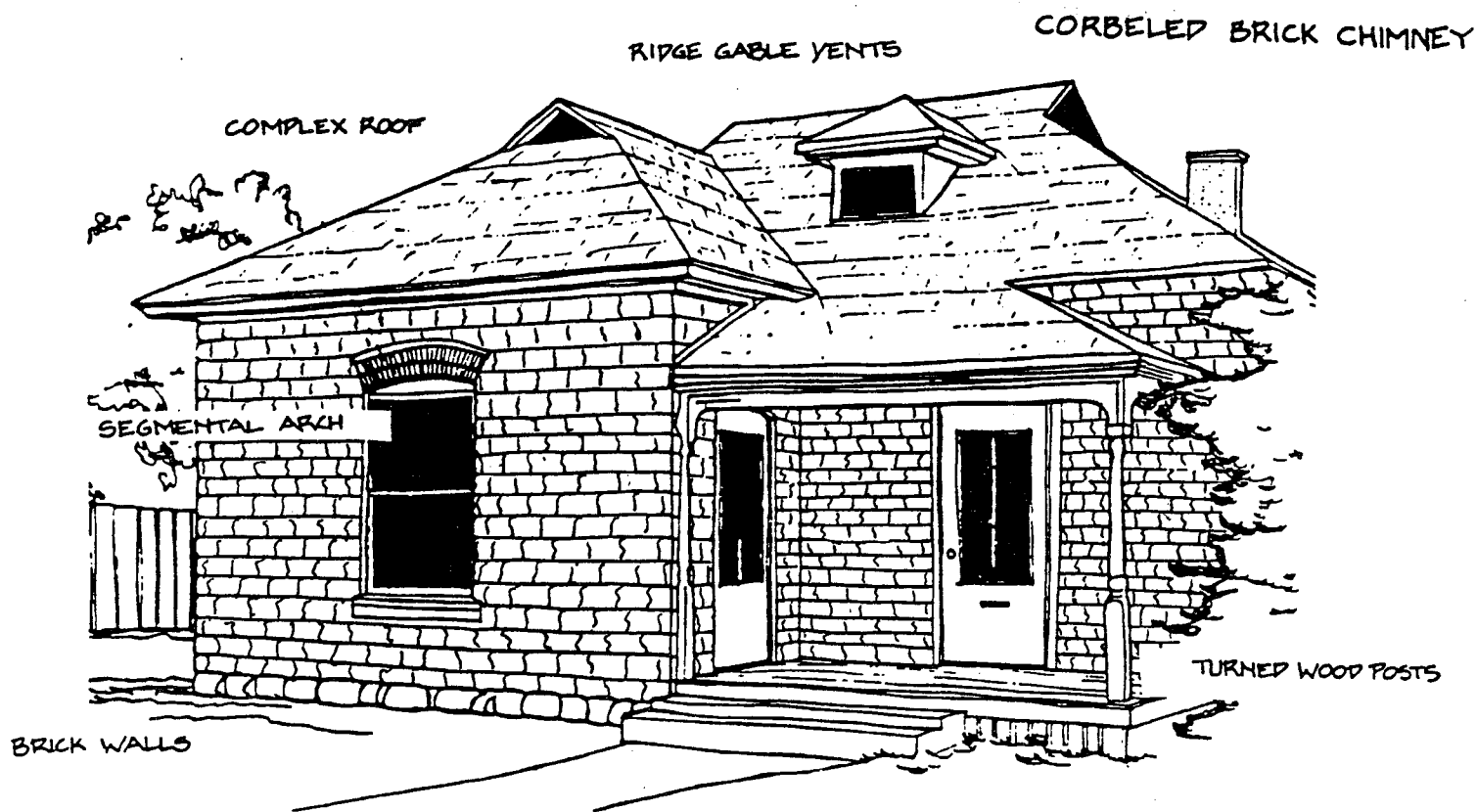
Bungalow is a word the British originally derived from the word Baugla, meaning house in the Bengal Style - Bengal being a region in northeastern India and East Pakistan. The Bungalow is a low, small, single story house or cottage that is usually tiled or wood shingled and surrounded by a veranda. The California Bungalow: a larger residential housing type structure with low pitched roof and wide front verandas, constructed of brick but covered with adobe or stucco plaster. The Spanish-Pueblo Bungalow: a housing type of rectangular or box design with flat tiled roof, trim, vigas and wall buttressing. It is also constructed of brick covered with adobe or stucco plaster. This incredibly popular style provided inexpensive, middle class housing, which is informal in plan, elevation and detail.





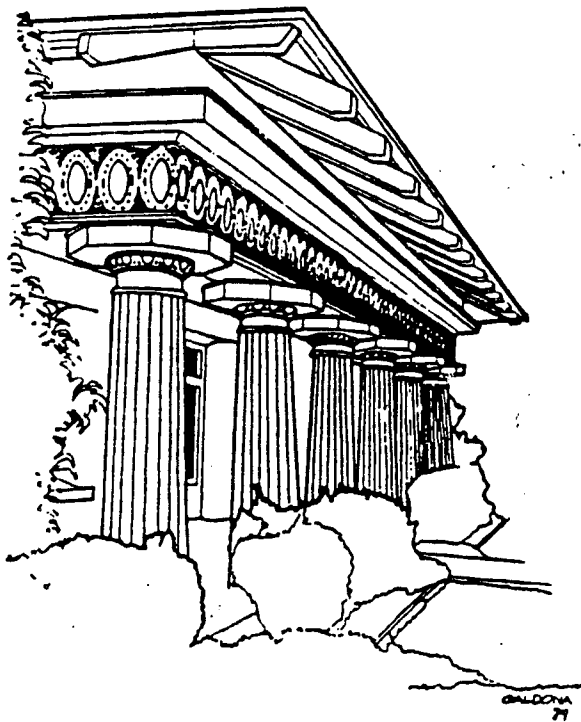
## QUEEN ANNE

Any continuity of architectural development was lost in widespread profusion of imported styles. The development and completion of the Southern Pacific's transcontinental route of 1880's made possible the greatly accelerated acquisition of vogue architecture, both new and revival. Among the innovations during this period were the Queen Anne Revival, which in Tucson had less impact compared to other western states such as California. Nevertheless, buildings of this architectural mode were rich and exhuberant in texture, color, forms and massing. Brick and stone on first-floor, wood shingles or clapboard on upper level. Round turrets, octogonal towers and detailed bay windows. Small scale detailing and chimneys were used as decorative panels on the exterior of the houses.

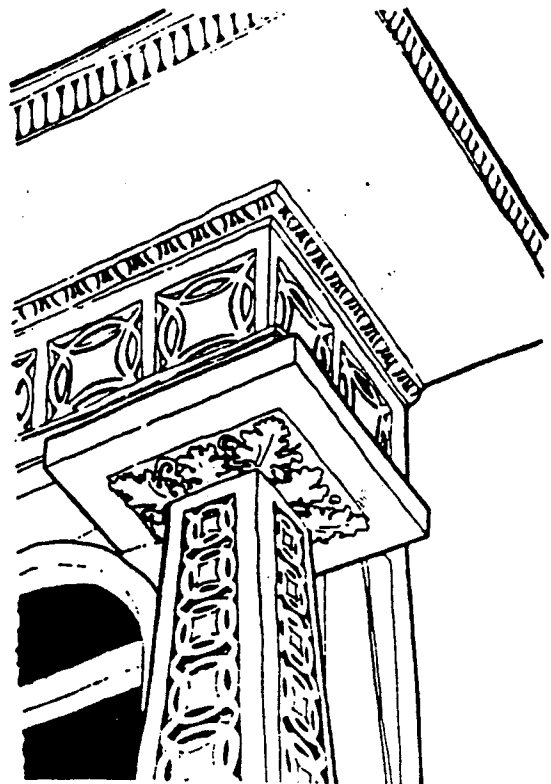


## SULLIVANESQUE

Sullivanese buildings are simple, clear-cut forms terminated with flat roofs over boldly ornamented projecting cornices. Doorways are often arched and plaster or terra cotta relief ornament may appear just about anywhere on the building, but usually on or over doorways and cornices. Designs inspired by noted American architect Louis Sullivan, whose own ornamentation combines naturalistic and stylized foliage, with many systems of linear interlaces and other repetitive motifs. Sullivan's ornamentation, as opposed to the ornament of the Art Nouveau, is symmetrical. The design's underlying geometry is firm and an attempt is made to infuse naturalistic and abstract forms. Usually used in combination with other building styles to accent and highlight detailed architectural work. In Tucson, the work of Henry Trost reveals the strongest Sullivanese influence.



SULLIVANESQUE ON GREEK REVIVAL

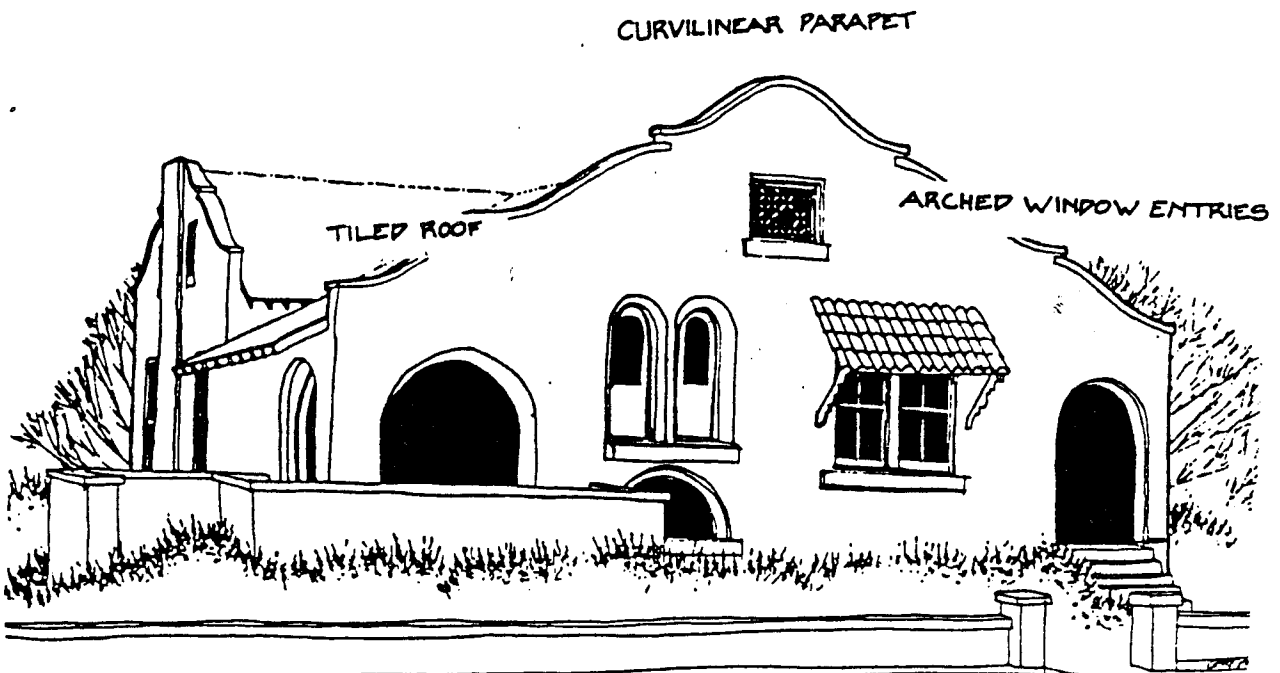


SULLIVANESQUE DETAILING



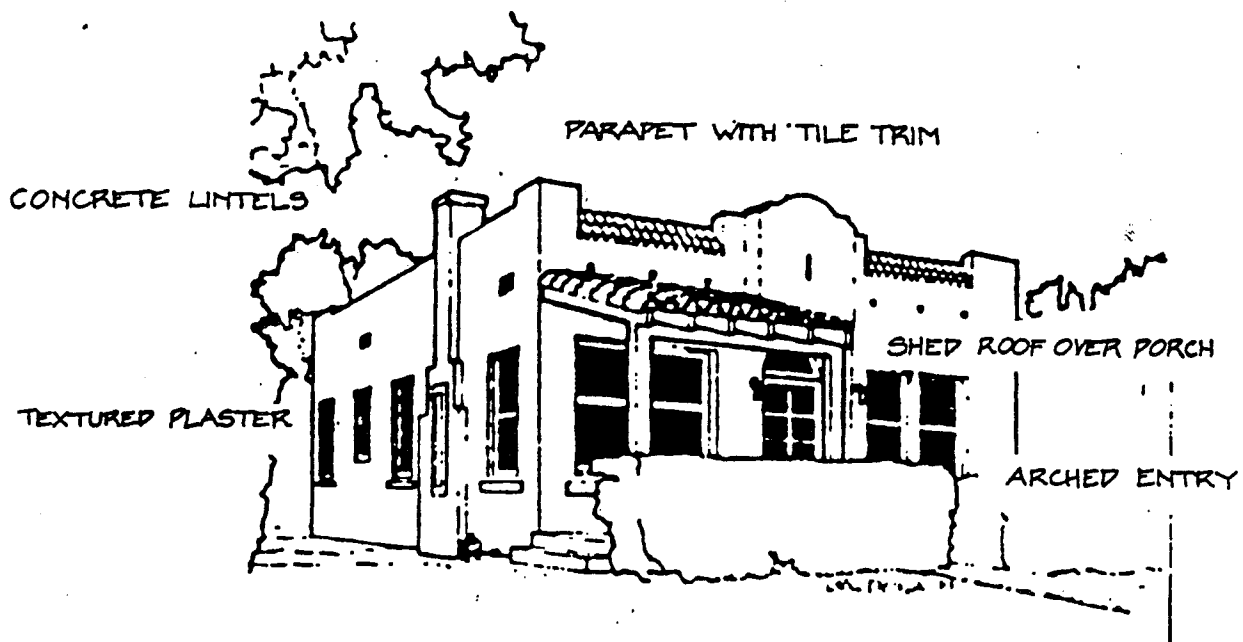
## MISSION REVIVAL

The Mission Revival style originated in California, growing out of a disenchantment with the 19th Century lifestyle. The style was well-received in its own time, as it was perceived as an original alternative to the architectural styles dominant on the West Coast at the time. As the style gained popularity, it spread throughout California, and the southwestern states. It was accepted warmly in Tucson around the turn of the century, possibly due to the symbolic impetus of the existing mission styles in the regions. Arches are one of the most general features of the style (these are usually semi-circular). The arches are characteristically free of moldings. Roofs are most often tiled, low in pitch and either hipped or stopped at the ends against shaped gables of curvilinear outline. Occasionally the roof may be entirely hidden by a parapet. Ornament in the mission style is distinguished from many buildings of the Spanish Colonial Revival that followed it by the complete absence of sculptural ornament. Among other features, balconies are frequent. Turrets or towers capped by domes or pyramidal roofs are also common, especially on larger buildings.



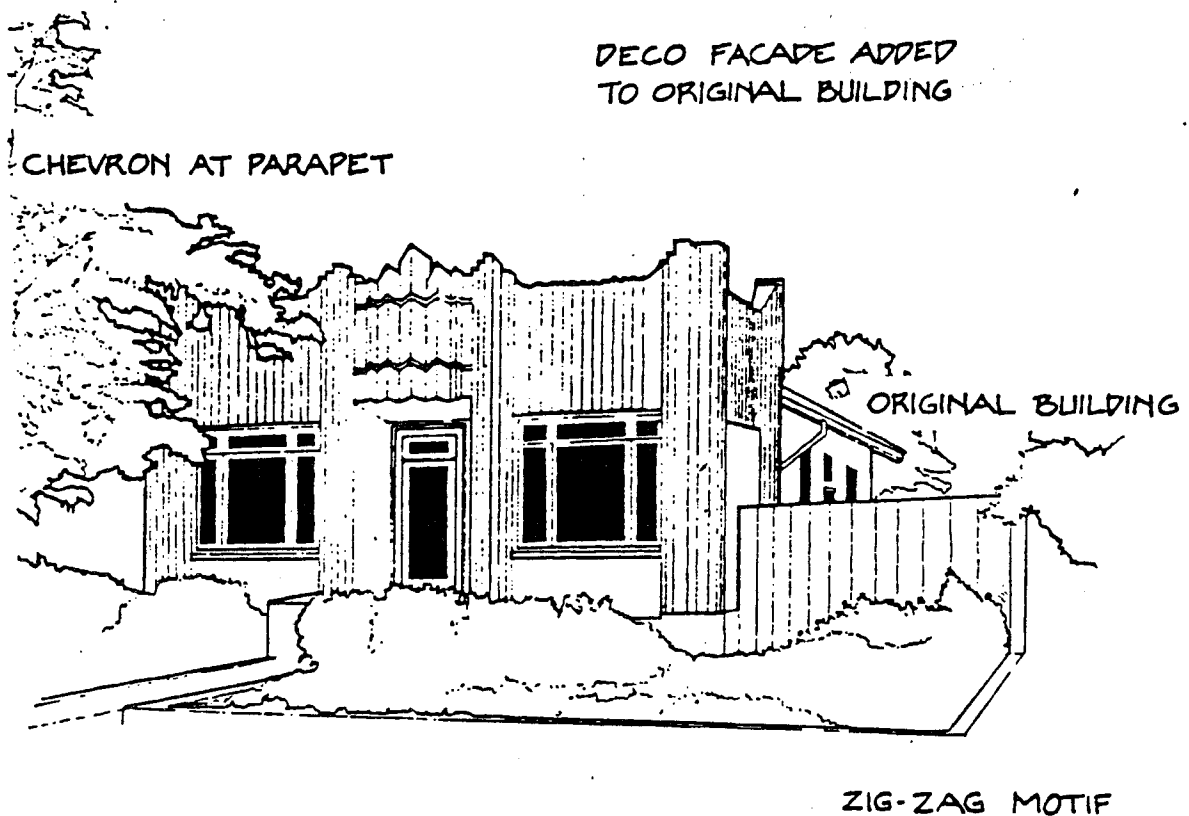
## SPANISH COLONIAL REVIVAL

These structures have red-tiled roofs; if the top is flat it may have tile parapets. Arches are a frequent feature, but are not universal as in mission styles. Walls are plastered, with a variety of textures. Plaster ornamentation is elaborate and concentrated around openings. Portales (principal entry ways) are of post and lintel type, or they can be arcaded. If they are arcaded, they may spring from columns or piers. Balconies are a common feature with wrought iron and wood commonly on them. Windows themselves can be asymmetrical in placement. These structures usually have no more than two stories, and if there is a patio, it is rarely enclosed.



## ART DECO

Art Deco was the first widely popular style in the U.S. to break with revivalistic tradition of Beaux-Arts and period house. Its creators strove to express the machine age. It was essentially a style of decoration; applied to jewelry, clothing, furniture, as well as buildings. The ornamentation for this style is usually low relief, geometric designs and parallel straight lines. Art Deco details feature zigzags, chevrons, stylized floral motif, fluting and reeding designs. The materials used are characterized by concrete, smooth-faced stone and metal accents, polychromy with vivid colors, terra cotta, and glass colored mirrors. The building forms are simple, streamline and verticality are stressed. In Tucson the perpetuation of the architectural style is minimal.





**III.**

## **Guidelines for Existing Residential Buildings**





## GENERAL CONSIDERATIONS

Apply these questions to your proposed plans before you come to the Board.

1. Are exterior alterations and changes kept to a minimum?
2. Do the plans fit the structure's original design?
3. Do the plans relate favorably to the surroundings?
4. Are changes visible from the street sides of the building kept to a minimum?
5. Are original building materials maintained and/or exposed?
6. Are all materials appropriate to the building and to the neighborhood?
7. Are the original size and shape of window and door openings maintained?
8. Are original and distinctive architectural details kept?

If you answer "yes" to all the questions, your plans probably will meet with the Board's approval. If you answer "no" to any question, you will need to reconsider your plans. Apply these questions as you use the guidelines.

For major changes or new infill, you should discuss the project informally with the Advisory Board at the concept stage. Plans must be reviewed by the Historical District Advisory Board for all exterior changes and restoration that you want to make to your property in the historic district if a building permit is requested.

## DEFINITIONS

Preservation is the process of sustaining the form and extent of a structure essentially as it now exists. Preservation aims at halting further deterioration and providing structural stability but does not contemplate significant rebuilding.

Reconstruction is the process of reproducing, by new construction, the exact form and detail of a vanished structure, or part thereof, as it appeared at a specific period of time. Reconstruction should be undertaken only when the property to be reconstructed is essential for understanding and interpreting the value of a historic district and sufficient documentation exists to insure an exact reproduction of the original.

Rehabilitation is the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use. In rehabilitation, those portions of the property important in illustrating historic, architectural, and cultural values are preserved or restored.

Restoration is the process of accurately recovering the form and details of a property as it appeared at a particular period of time by removing later work and by replacing missing original work.



## MATERIALS:

### Masonry

If it is necessary to replace brick, use bricks that match as closely as possible the color and composition size of the original brick. Soft brick should be replaced with soft brick to ensure homogeneity. Install bricks in the original pattern.

Do not use cinderblock as a substitute for brick or adobe.

Brick surfaces that have been stuccoed should remain stuccoed. These bricks frequently are soft, and will deteriorate if exposed.

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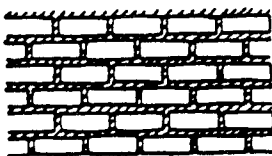
Suggestions: When repointing the masonry on your building, be sure that the composition of the new mortar, as well as the color and the width, are similar to the original mortar. The introduction of different materials like Portland cement will behave differently from the original mortar and cause later problems such as cracking.

If you are cleaning any masonry surfaces, use a gentle detergent. Sand-blasting is not recommended because it defaces or causes severe damage to brick and stone. It also accelerates erosion by allowing water to enter the pores.

If you need replacement bricks, older bricks are available. Water sealants on brick are not recommended.

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YES



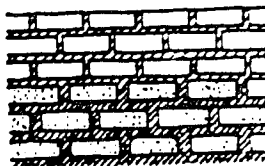
MORTAR, JOINTS AND  
BRICKS ARE MATCHED  
IN ORIGINAL AND  
NEW SECTIONS

YES



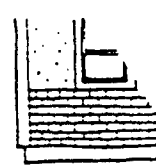
STUCCO INTACT

NO



COLOR OF BRICK AND  
OF MORTAR AND  
BANDING PATTERN IN  
NEW SECTION DO  
NOT MATCH ORIGINAL

NO



STUCCO PARTLY  
REMOVED

## COLORS

You do not need to obtain approval from the Historic District Advisory Board to paint your house.

The Advisory Board does not approve or disapprove specific colors. When materials are replaced or additions are made to a property, the Board requests that wood surfaces be painted and that masonry surfaces be left their natural color if they have not been stuccoed. Color selection is the choice of the owner.

---

Suggestions: You may want to conduct a thorough color examination to determine the original colors of your building. If a three-color scheme is documented and/or selected, you need to be careful that you use colors that are neither too harsh nor too bright. Accomplishing the right tones can be difficult especially when attempting to match early paint colors. The make-up of early paints plus exposure to the climate alter colors over the years.

If you are having difficulty in selecting colors, the best approach is to drive or walk through the neighborhood looking at other buildings and noting color combinations that you prefer. You will notice, too, that it is important for paint colors to blend with the neighborhood. Very dark colors or too many colors on one building are very obvious and may not harmonize with surrounding buildings. Remember that the colors that you paint your house will have an impact on your entire block.

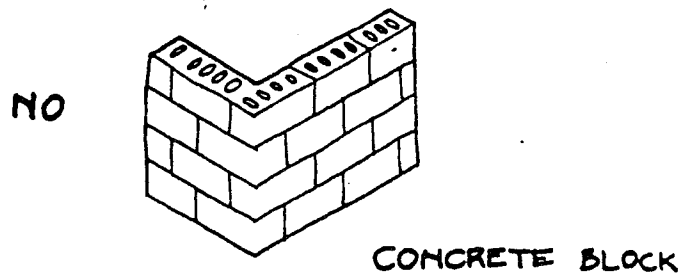
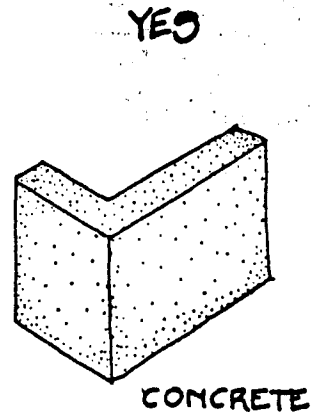
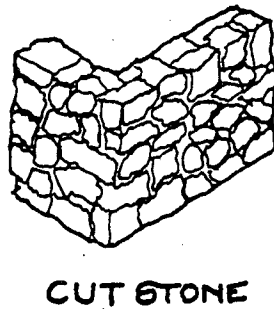
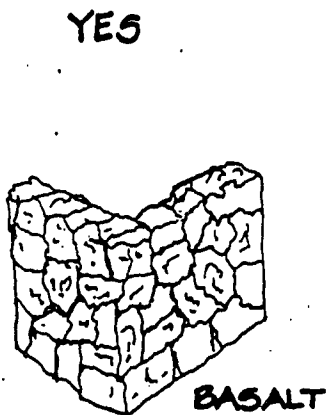
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## FOUNDATIONS

Originally many buildings in West University Historic District were built of basalt rock taken from quarries on "A" Mountain. This same stone was used for porch columns and retaining walls. Cut stone and concrete are also common.

Use the same materials if it is necessary to repair or replace foundations.

Do not use CMU unless it is stuccoed.



## ROOFS

Most roofs on older residential buildings are one of the following shapes: gable, hipped or a combination of gable and hipped roofs. The majority of roofs in the West University Neighborhood were originally wood shingle. First grade wood shingles are the most historically accurate replacement material.

When replacing your roof, select a material and a pattern that is historically appropriate to West University and to your house. If you have documentation for the original roof or an early roof on your house, use roofing material that is similar in size, shape, texture and color. If you do not have specific documentation, look at the roofing on building types that are similar to your house.

Do not alter the roof-line of your building.

Maintain the original size and shape of dormers on the street sides. Any proposal for the introduction or alteration of existing or new dormers on the house will be considered on an individual basis by the Historic District Advisory Board.

Do not introduce skylights visible from the street sides of a roof.



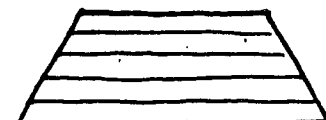
SHINGLE

YES

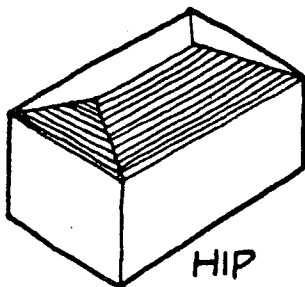


ASPHALT

YES

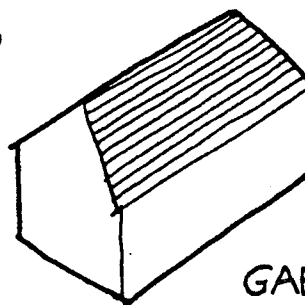


ROLLED ROOFING



HIP

YES



GABLE

NO



STANDING METAL SEAM

## PORCHES

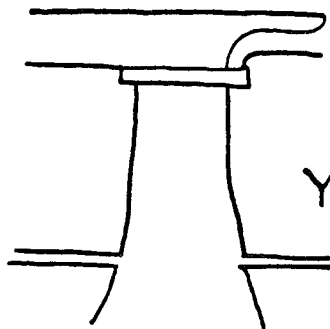
Porches are the focal point of the West University houses: they frame and protect the main entrances no matter what style; they display many decorative details constructed with a variety of building materials. Queen Anne porches have turned posts with elaborate wood trim at the porch roof. Bungalows utilize a variety of materials: basalt, brick, squared posts, round columns, concrete bases. Spanish Colonial Revival displays buttressed and stepped surrounds and mission tile at the porch roof line.

Most porches are supported on heavy, square columns of masonry or wood posts on masonry bases in keeping with the proportions and materials of the house. They are often stuccoed. Low walls are more common as porch boundaries than are wood railings. Iron balustrades are not used.

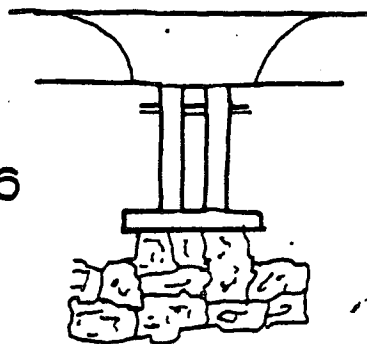
Maintain the original porch on your house.

Use as much of the original materials and ornament as possible if repair or restoration is necessary.

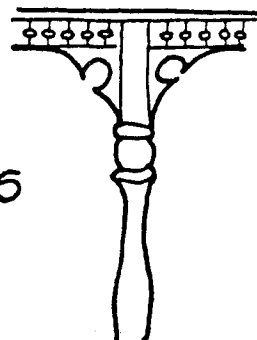
Do not use wrought-iron columns and railings, steel pipe columns, or horizontal railings.



YES

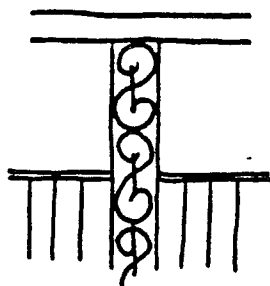


YES



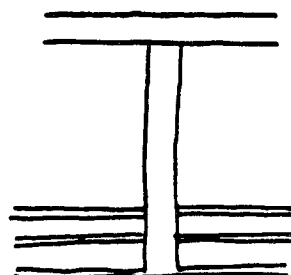
ELEPHANTINE STUCCOED POST ON PILLAR

QUEEN ANNE



WROUGHT-IRON

NO



HORIZONTAL RAILINGS

If replacements are necessary, duplicate the existing details or select details that can be documented as being used on your house or similar house types and styles. The size, shape, dimensions, material, and quantity of the replacements must be as similar to the originals as possible.

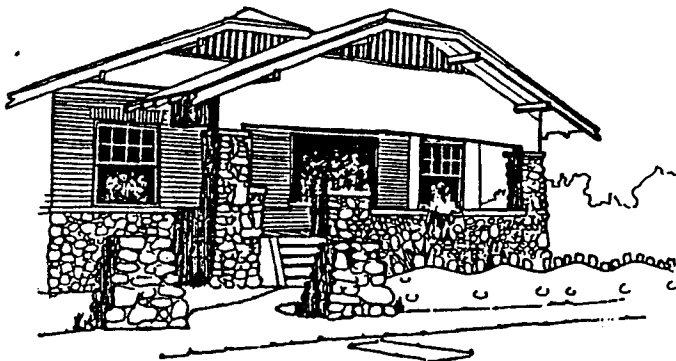
Rear and side porches can be important architectural features, especially for buildings that are located on corner lots.

The Historical District Advisory Board may give consideration to the enclosure of side or rear porches. If approval is given, maintain the height and shape of the roof. Match as closely as possible the materials and the placement and size of the openings with the main structure.

The West University Historic District Advisory Board does not recommend enclosing front porches. They are historically significant to the bungalow style allowing additional out door living space in the days before cooling systems existed and to the street.

Consider opening an enclosed porch as you rehabilitate your building.

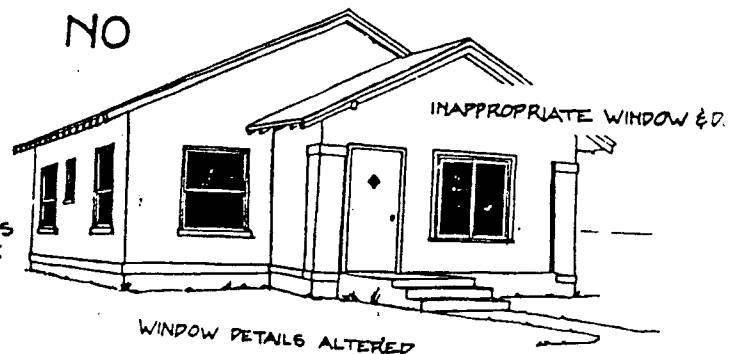
YES



GABLE SHINGLE SURFACE  
& LATTICE VENT REMOVED

CHARACTER OF BUNGALOW VIOLATED  
WITH PORCH ENCLOSURE

NO



STUCCO SURFACE ALTERS  
BUILDING'S CHARACTER

INAPPROPRIATE WINDOW & D.

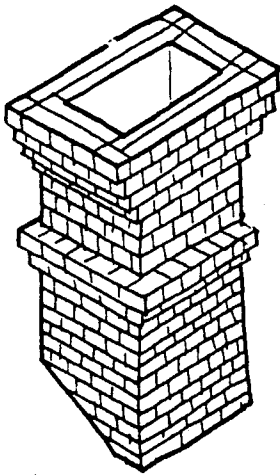
WINDOW DETAILS ALTERED

## CHIMNEYS AND VENTS

Chimneys are an important architectural detail on your building breaking up the monotony of the roof line. Many are plain rectangles topped by a variety of metal vents. The earliest are corbelled Queen Anne Style. These should receive special attention if in need of repair.

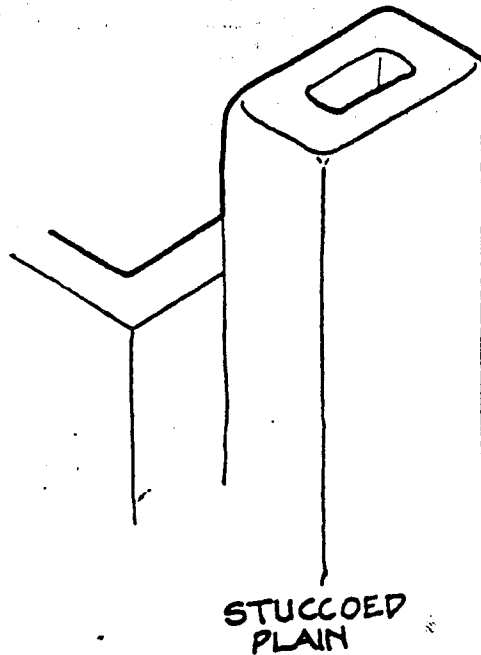
Maintain existing chimneys. If repairs are necessary, match the original materials, colors, shape, and brick pattern as closely as possible. Turbines are not appropriate when visible from the street.

Place vents for wood stoves on side or rear walls not visible from the street. Their placement must take into consideration neighboring buildings.

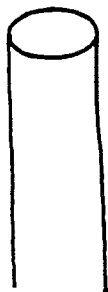


CORBELED

YES



STUCCOED  
PLAIN



NO

ROUND  
PIPE

## OPENINGS:

### Doors

Maintain the original doors and the original size and shape of door openings. If replacement of a door is necessary, select a door that is as close as possible to the original. If the original door is gone, select a door type that is similar to others nearby.

Flush doors are not appropriate.

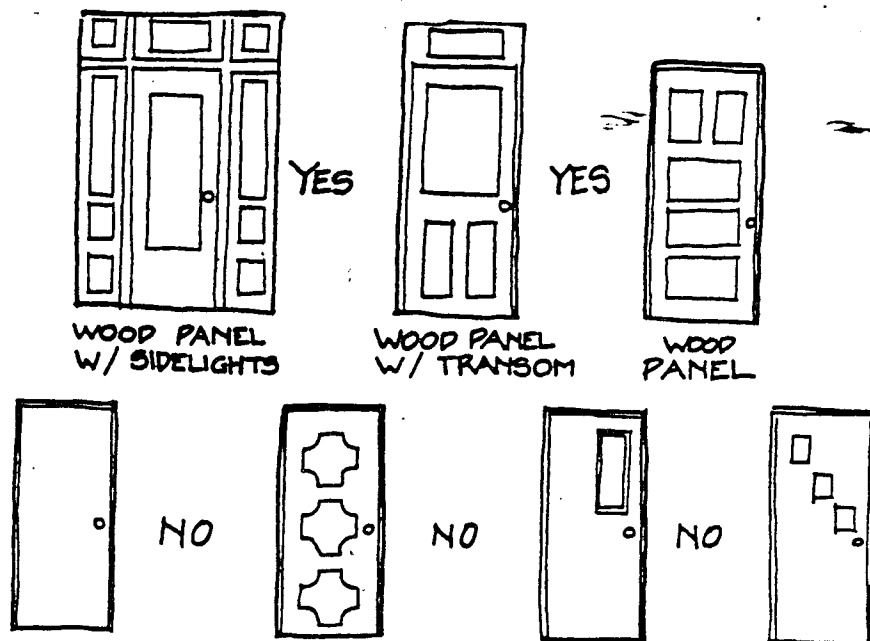
Do not use shiny aluminum doors or metal louvered doors on entrances visible to the street.

---

Suggestions: If you need to replace a door, old doors usually can be obtained at salvage yards, some lumber companies, or antique stores.

Standard and old fashioned spindle spool wood screen doors can be purchased.

---





## OPENINGS:

### Windows

Windows in older West University buildings are rectangular. Most windows are double-hung which means that they have two balanced sashes, one sliding over the other vertically. Each sash is divided into panes.

Maintain the original size and shape of your windows and the original number of panes. Maintain also the wood trim that frames the window openings.

Maintain original art or stained glass. Requests to install art or stained glass are considered on an individual basis. Such glass is not appropriate to many West University houses, especially the smaller house types.

Picture windows or the horizontal division of window panes are not appropriate.

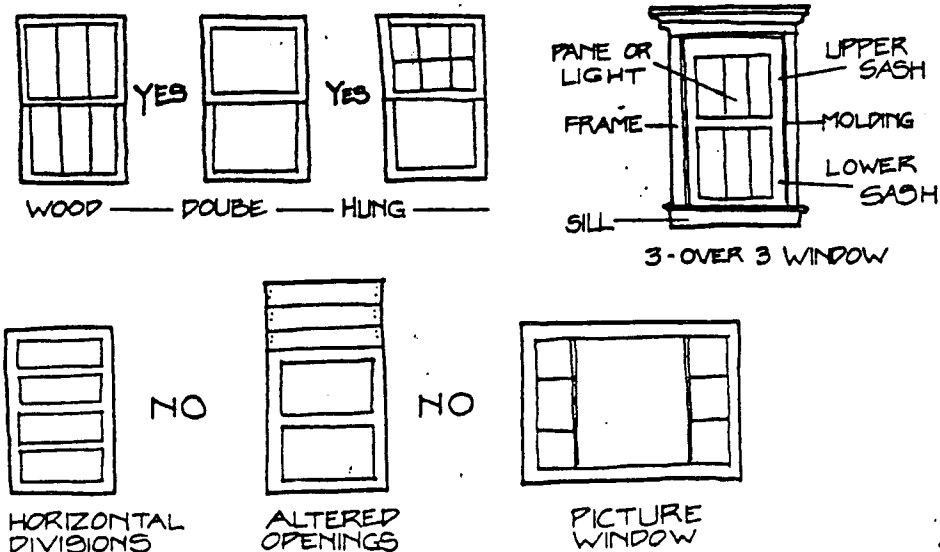
Do not alter the size and shape of window openings.

---

Suggestions: If you want to restore openings that were altered some time ago, you probably will be able to find evidence of the original sizes and shapes of the openings. If the evidence does not exist, and that is unlikely, look at houses similar to yours.

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Cloth awnings were used historically over windows in West University Historical District. They are beneficial today as energy saving devices.



## OPENINGS:

### Security Considerations

Most measures that provide security will not affect the appearance of your building. This includes adequate exterior lighting for the front and back of your house, strong locks for windows and doors, and trimmed trees and shrubs.

Simple window bars that do not dominate a building will be considered by the Historical District Advisory Board. Window bars that duplicate the line of the window panes they cover are most compatible.

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Suggestions: You might want to consider a wire alarm system instead of window bars for front windows.

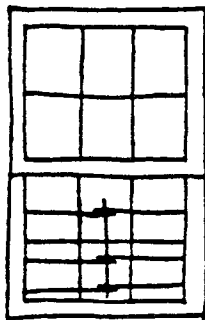
Use a key-lock for wood double-hung windows. Wood windows locked in this manner are more secure than aluminum windows.

Reinforce the back of the glass on your entrance door by installing break-resistant plastic.

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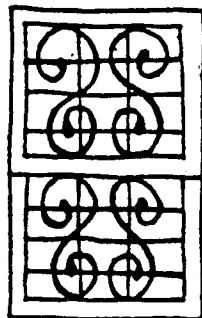
### WINDOW BARS

YES

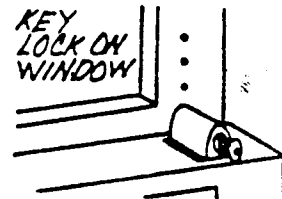


PLAIN

NO



TOO FANCY



## ARCHITECTURAL DETAILS AND ORNAMENTATION

Nineteenth and early twentieth century Tucsonians applied many architectural details to their houses. Most details were wood.

Maintain the original architectural details on your house. Even the simplest details contribute to the character of your building.

If replacements are necessary, duplicate the existing details or select details that can be documented as being used on your house or on similar house types and styles. The size, shape, dimensions, material, and quantity of the replacements must be as similar to the originals as possible.

Apply only architectural details that are in keeping with your house type and date. For example, do not put porch details typical of a nineteenth century cottage on a twentieth century bungalow.

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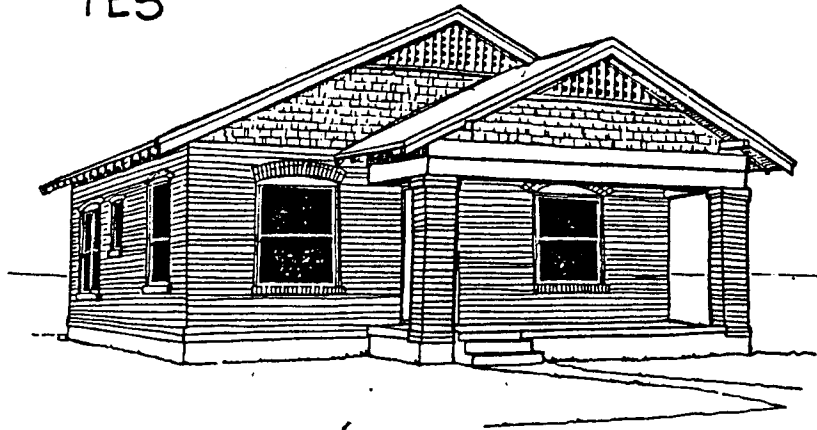
Suggestions: If you must remove any architectural details when working on your house, do so with extreme care so that you can reapply them.

Duplication is the ideal if you must replace any details and if you have original details from the house to use as patterns. If duplication is not feasible, try to locate substitute parts in a salvage yard, or look for standard architectural elements that are sold by lumber yards, etc. But be careful.

If the architectural details disappeared before you bought your house or if you want to replace later inappropriate details, try to locate early photographs of your house to learn what was used. If you do not have any luck in finding a photograph, look at similar houses that still have their details.

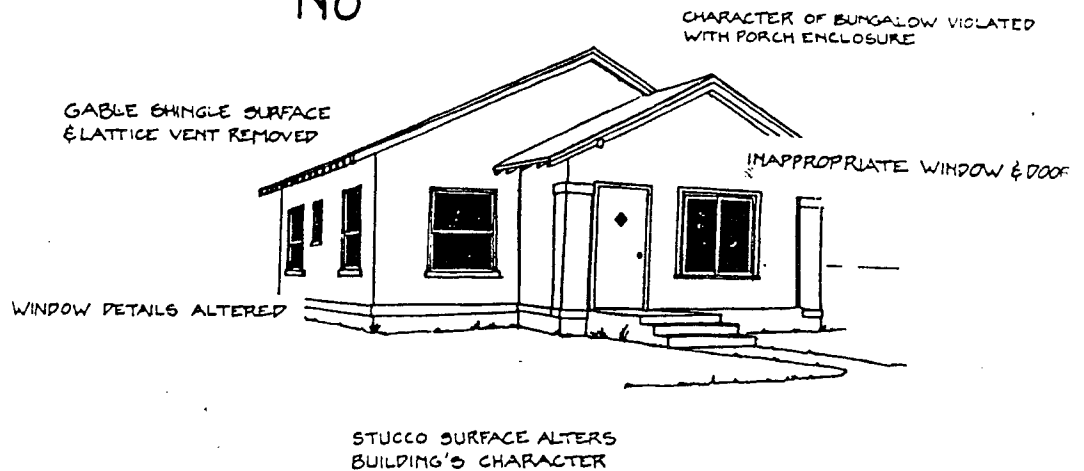
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YES

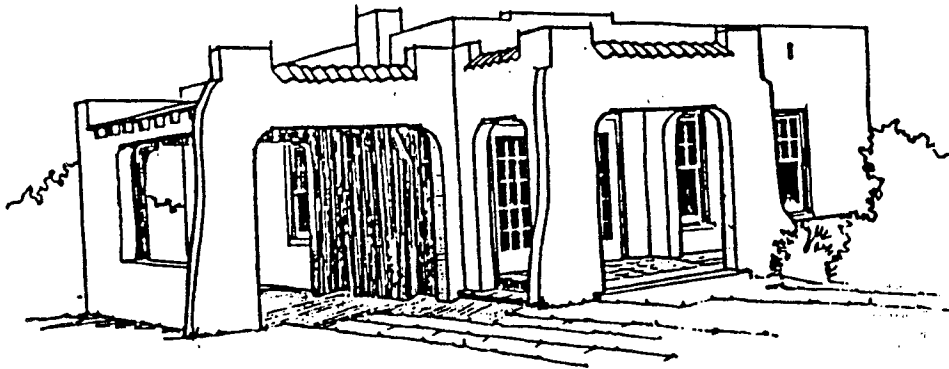


## BUNGALOW

NO

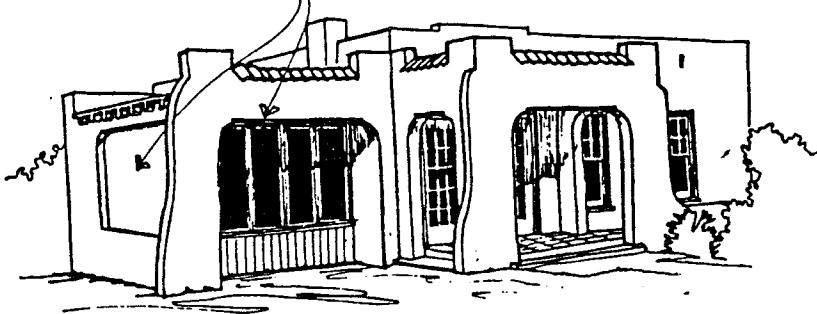


YES



## SPANISH COLONIAL REVIVAL

CHARACTER OF CARPORT OPENINGS  
RETAINED DESPITE ENCLOSURE



NO

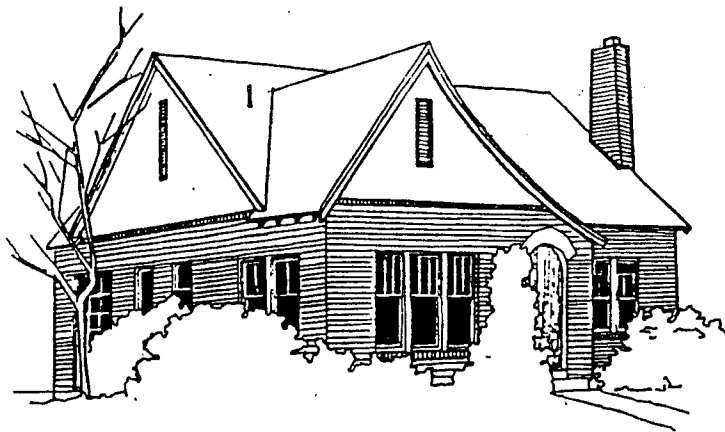


## ADDITIONS TO EXISTING BUILDINGS

If you own property in the West University Historic District, you will need to get approval from the West University Historic Zone Advisory Board for any exterior construction, reconstruction, renovation, or demolition that you do to your property.

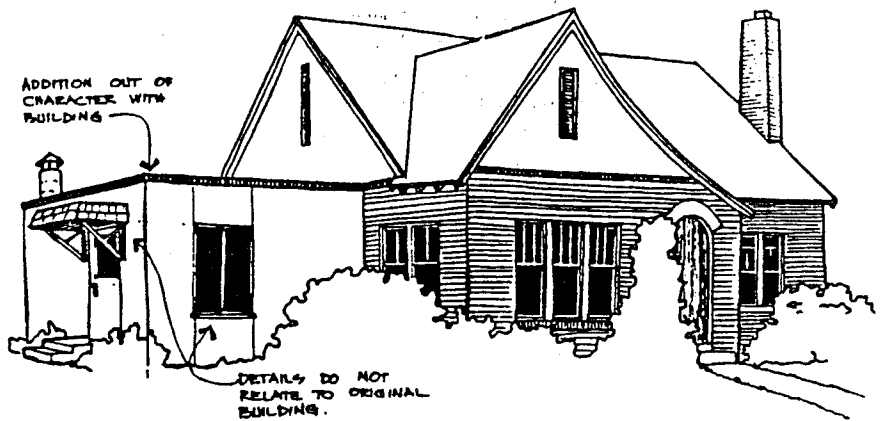
1. Place additions to the rear. This includes new rooms, porches, decks, and stairs. Do not disturb the street sides of existing buildings.
2. Keep additions simple and appropriate in size, shape, materials, color, and detail. Do not try to make an addition appear older than it is.

Normally, appropriateness is judged on the relationship of buildings within a specific block in terms of scale, material, and proportion.



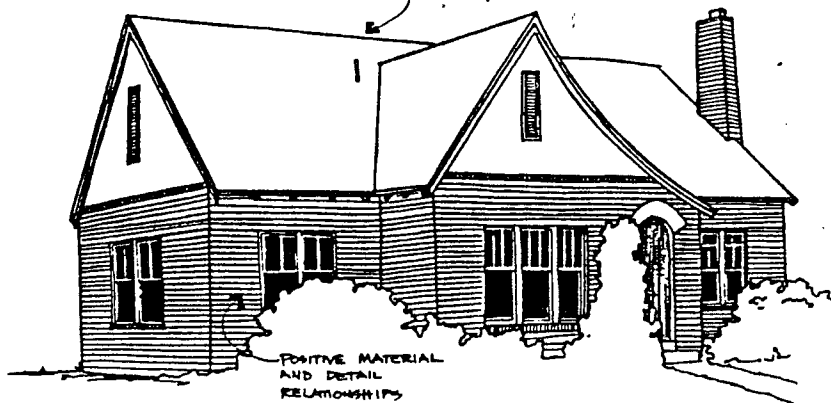
ORIGINAL

NO



ROOF LINES OF ORIGINAL BUILDING RESPECTED

YES



CHARACTER OF CARPORT OPENINGS  
RETAINED DESPITE ENCLOSURE

YES

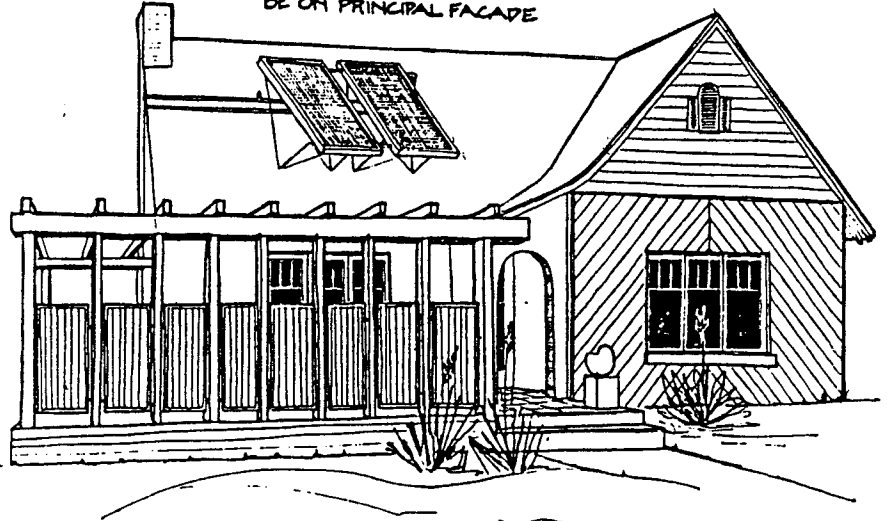


NO

SOLAR PANELS SHOULD NOT  
BE ON PRINCIPAL FACADE

WALL SURFACE MATER  
OUT OF CHARACTER

PORCH DESIGN TOO DOMINANT  
& OUT OF CHARACTER WITH HOUSE





## SITE DETAILS:

### Fences

Since the nineteenth century, West University front yards have been defined by fences and low walls. Wood picket and wrought-iron fences were the most common fence materials. Low walls that followed the sidewalk line were basalt or masonry. Front yards were not enclosed with high walls.

Maintain your wood picket fence, wrought-iron fence, and basalt or masonry wall.

If you want to install a fence, a wood picket fence is appropriate.

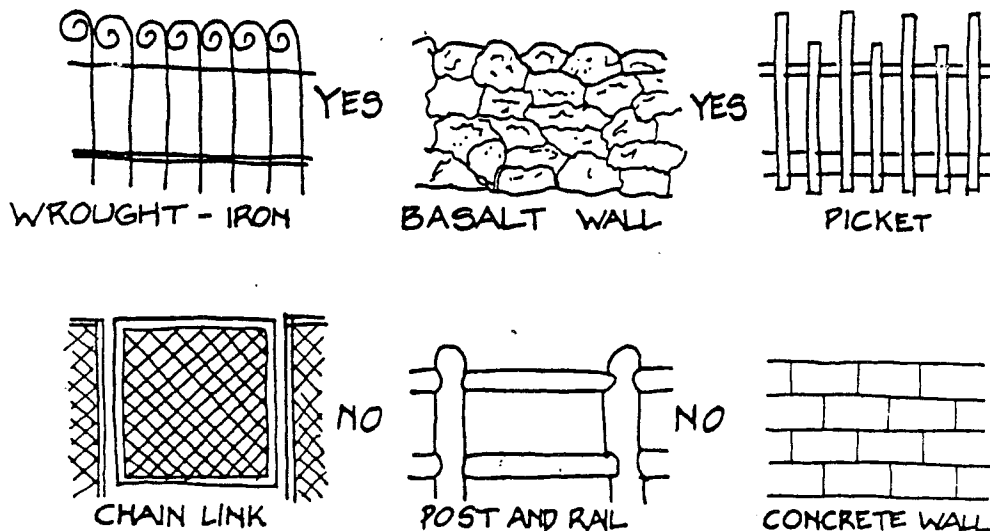
Period style wrought-iron fences are also acceptable.

Use wrought-iron supporting posts for wrought-iron fences.

Fences should have a regular pattern.

The height of your fence should be appropriate to the scale and style of the house and streetscape. This usually will measure about 3 1/2 feet from the ground to the top of the fence.

Do not use chain-link, unpainted redwood, rough cedar, stockade, post and rail, or concrete block fences for the street side(s) of a property. The Historical District Advisory Board will consider these fences for the sides and rear yard only if they are not visible from a street. Each case is considered on an individual basis.



## SITE DETAILS:

### Parking and Driveways

Locate off-street parking to the rear of your property. Access should be from the alley. Driveways and garages that open onto streets are not encouraged.

Keep paved areas and curb cuts for driveways to a minimum. Acceptable driveway materials are concrete and asphalt.

Use plantings to screen parking areas.

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Suggestions: You must check with City Hall if you want to install a sidewalk or driveway on the City's right-of-way.

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## SITE DETAILS:

### Plantings

Ordinarily, you do not need approval from the Historical District Advisory Board for plantings. You must obtain approval only in case of plantings for new construction and the installation of parking areas.

The West University Neighborhood Association has recently instituted a tree planting project to replace the trees that once lined the streets. The criteria used in tree selection included; drought tolerance, umbrella shape, frost hardy, long life span and non-allergenic. The following trees are recommended: Argentine/Chilean Mesquite, and Hardy Sweet Acacia.

Plantings in the neighborhood should respect the architectural integrity of the buildings as well as the historic development period. Massing of shrubs at the front of bungalows is a common landscape element. Berms, gravel, concrete slabs and clustered rocks were not common. A more formal design was generally used in the past.

The landscape design of this Historic District was originally more formal than is presently fashionable. Arrangement of bushes near the building softens the hard lines of the house and leads the eye into the design of the structure smoothly, rather than abruptly. Full trees flank many homes and are centered on the sidewalk or to each side of the entry. Hedges define borders of some of the yards. Many of the houses have a broad flat lawn of grass, much earlier buildings, however, have no grass, but rather have a flat, maintained dirt area with plantings consisting of hedges, bushes and flower beds. Formal, traditional heavy water use plants are not the only plantings which can accomplish this type of landscaping. The list below consists of many indigenous arid climate plants which can be arranged in traditional landscape layouts. The following houses are examples of this type of traditional formal landscape referred to. Note some of these incorporate low water use plants:

Ronstadt House	607 N. 6th Avenue
Fridena House	717 N. 6th Avenue
Bayless House	145 E. University
Marshall Foundation Houses	1st Street & Euclid & 237 E. University

A combination of the following drought resistant plants is appropriate. This list was compiled by the Southern Arizona Water Resources Association, 465 W. St. Mary's Road, Suite 100, Tucson, Arizona 85705, phone: 624-9000. You may obtain further information on the plants listed by contacting SAWARA. These plants have prospered in the Tucson area for many years and will survive long periods without supplemental irrigation once they are established.



- Acacia: Mescal, Whitehorn, Cat' Claw, Southwestern Sweet, Weeping Wattle, Wattle tree, Twisted, Pencilleaf.
- Agave: Century Plant, Hauchua, Octopus.
- Aloe: Mediterranean, Cape.
- Anisacanthus: Desert Honeysuckle, Chuparosa
- Antigonon: Mountain Rose Coral Vine, Queen's Wreath.
- Atriplex: Four-wing Saltbush, Brewer Saltbush.
- Baccharis: Desert Broom.
- Bahia: Desert Daisy.
- Baileya: Desert Marigold.
- Brachychiton: Bottle Tree.
- Brahea: Mexican Blue Palm.
- Caesalpina: Bird of Paradise Bush, Mexican Bird of Paradise, Dwarf Poinciana, Barbados Pride.
- Calliandra: Fairy Duster, False Mesquite.
- Callistemon: Lemon Bottlebrush.
- Campsis: Common Trumpet Creeper.
- Carnegiea: Saguaro.
- Carpobrotus: Ice Plant.
- Cassia: Wormwood Senna, Feathery Cassia, Desert Cassia.
- Casuarina: Coast Beefwood.
- Celtis: Spiny or Desert Hackberry, Nettleaf or Western Hackberry.

Centaurea: Dusty Miller.  
 Cephalophyllum: Red Spike Ice Plant.  
 Ceratonia: Carob. St. John's Bread Tree.  
 Cercidium: Blue Palo Verde, Littleleaf or Foothill Palo Verde, Palo Brea, Sonoran Palo Verde.  
 Chamaerops: Mediterranean Fan Palm.  
 Chilopsis: Desert Willow.  
 Convolvulus: Bush Morning Glory.  
 Cordia: Acahuita, Texas Olive, Littleleaf Cordia.  
 Cupressus: Smooth Barked Cypress.  
 Dalia: Trailing Indigo Bush.  
 Dasylirion: Sotol, Desert Spoon.  
 Dimorphotheca: Blue-eyed Cape Marigold, African Daisy.  
 Dodonaea: Clammy Hop Bush.  
 Dyssodia: Dyssodia.  
 Encelia: White Brittle Bush.  
 Eucalyptus: Gungurru, Red River Gum, Ash Mountain Gum, White Iron Bark, Tiny Capsule Eucalyptus, Silver Dollar Gum, Swamp Mallee.  
 Fouquieria: Ocotillo.  
 Gaillardia: Fire Wheels.  
 Gazania: Treasure Flower, Gazania, Copper King Gazania, Trailing Gazania.  
 Hesperaloe: Red Yucca, Grant Hesperaloe.  
 Juniperus: Green Columnar, Pfitzer, Blue Pfitzer, Twisted or Hollywood Juniper, Alligator Bark.  
 Justicia: Mexican Honeysuckle, Beloperone, Jacobinia.  
 Lantana: Bush Lantana, Trailing Lantana.  
 Larrea: Creosote Bush.  
 Leucophyllum: Texas Sage or Ranger & Compact Texas Ranger, Violet Texas Ranger.

Macfadyene: Cat Claw, Funnel Creeper.  
 Malephora: Croccum, Ice Plant.  
 Mascagnia: Lavender Orchid Vine, Yellow Orchid Vine.  
 Maythenus: Mangle Dulce.  
 Melampodium: Blackfoot Daisy.  
 Myrtus: True Myrtle, Roman Myrtle, Twisted Myrtle, Dwarf Myrtle.  
 Nerium: Common Oleander (many cultivars, including dwarfs)  
 Nolina: Bear Grass, Tree Bear Grass.  
 Oenothera: Mexican Evening Primrose.  
 Olneya: Ironwood, Tesota.  
 Opuntia: Tuna Cactus, Engelmann Prickly Pear.  
 Osteospermum: Trailing African Daisy.  
 Parkinsonia: Mexican Palo Verde, Jerusalem Thorn.  
 Pennisetum: Fountain Grass, Purple Fountain Grass.  
 Penstemon: Penstemon, Beardtongue.  
 Phoenix: Date Plum.  
 Phyla: Lippia.  
 Pinus: Colorado Pinon Nut Pine, Mondel Pine, Aleppo Pine, Singleleaf Pine  
       Italian Stone Pine.  
 Pistacia: Atlas Pistache.  
 Pithecellobium: Texas Ebony.  
 Pittosporum: Willow Pittosporum.  
 Prosopis: Argentine Mesquite, Chilean Mesquite, Honey or Texas Mesquite,  
       Velvet Mesquite, Hybrid South America Mesquite Algarrobo.  
 Psilostrophe: Paper Flower.  
 Punica: Pomegranite.  
 Pyracantha: Pyracantha (many cultivars)  
 Querus: Cork Oak.

Rhus: African Sumac, Sugar Bush, Sugar Sumac, Evergreen Sumac.  
Rosmarinus: Bush Rosemary, Dwarf or Trailing Rosemary.  
Salvia: Texas Red Salvia, Scarlet Sage.  
Santolina: Lavender Cotton, Green Santolina.  
Schinus: California Pepper Tree.  
Senecio: Dusty Miller, Silver Plant.  
Sesuvium: Sea Purslane, Ice Plant.  
Simmondsia: Jojoba, Goat Nut.  
Sophora: Mescal Bean, Texas Mountain Laurel.  
Sphaeralcea: Globe-Mallow.  
Tamarix: Athel Tree, Tamarisk, Spring Flowering Salt Cedar.  
Tecoma: Trumpet-Bush.  
Tecomaria: Cape Honeysuckle.  
Teucrium: Bush Germander.  
Vauquelinia: Arizona Rosewood, Torrey Vauquelinia.  
Verbena: Peruvian Verbena, Verbena.  
Verbesina: Crown Beard.  
Vitex: Chaste Tree, Monk's Pepper.  
Washingtonia: Mexican Fan Palm, California Fan Palm.  
Yucca: Spanish Bayonet, Soaptree Yucca, Pendulous Yucca, Curveleaf Yucca.  
Zauschneria: Mexican Hummingbird Flower.  
Zinnia: Desert Zinnia, Rocky Mountain Zinnia.  
Zizyphus: Chinese Jujube, Common Jujube.



## ENERGY AND UTILITY CONSIDERATIONS

The most effective long-term energy considerations need not alter the exterior of your older house. Energy measures that are seasonal and temporary do not require approval from the Advisory Board.

Place solar collector devices and supporting hardware so that they are not visible from the street. This includes devices that are installed on a roof or are separate from the building.

Reflective film and glass is discouraged.

Locate electrical and gas meters and major mechanical equipment such as condensor elements on the back side of your building.

Locate roof top coolers and equipment where not seen from the street. Consider placing on ground in shaded area for more efficient operation. Do not screen roof top mechanical.

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Screen equipment that is placed on the ground with such materials as wood fencing, plantings, or lattice framing. Some type of screening is most likely desirable for utility installations on corner buildings.

If at all possible, do not place air conditioning units or fans in front windows.

Allow proper ventilation for all utility installations. Most installations will benefit from having shade in the warmer months.

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#### **IV.**

### **Guidelines for Non-Residential Buildings**





## RESIDENTIAL BUILDINGS PUT TO COMMERCIAL USE

In this historical district, there are buildings that were built as residences but now are used for commercial or mixed commercial and residential purposes. Sometimes a change of use or an added use is acceptable.

If you have a business in a residential building, maintain its residential character. The standards for existing residential buildings also apply to residential structures that are used for commercial activities. See pages 40-41 for guidelines pertaining to signs and page 44 for parking requirements.

## SIGNS

Signs must be approved by the Historical District Advisory Board.

Keep the design, lettering and content of signs simple and straightforward.

Use simple shapes which can include symbols and trademarks.

Match the size of your sign with the size of your building. Do not hide the features of your building. Generally, signs for businesses that are located in residential structures should be smaller than those for buildings that were built for commercial purposes.

The colors of your sign should blend with the colors of your structure.

Indirect lighting of signs is encouraged. Small neon and internally-lighted signs will be considered for commercial buildings only. Do not use neon and internally-lighted signs for residential buildings that are now used for commercial purposes.

You have several options for the placement of signs. The most appropriate will depend upon your building.

The following are sign types that will be considered for commercial buildings by the Historical District Advisory Board.

1. Signs can be painted on a band above windows on stuccoed commercial buildings.
2. Painted window signs can be used.
3. Narrow and flat signs can be hung from stationary canopies.
4. Flat signs can be attached to building fronts. These should be flush-mounted.
5. Projecting signs that are limited in size can be attached to building fronts.
6. No free-standing signs will not be recommended.

The following are sign types that will be considered for residential buildings put to commercial use.

1. Signs that are attached to the building should be small identification panels at entrances.
2. In some cases, signs hung from a porch will be considered. Signs can be painted on clear plexiglass that is hung between two porch posts.

REMEMBER: The Historical District Advisory Board must approve the design of your sign. In addition, the sign must meet the requirements of the sign ordinance of the City of Tucson.

## MOVING BUILDINGS

The guidelines for primary and secondary structures apply to structures that are moved into a district.

## INSTITUTIONAL AND PUBLIC BUILDINGS

The West University Historic District Advisory Board must review any proposed alterations and renovations for public and institutional buildings. The Board encourages performing good basic maintenance, using and preserving materials that are in keeping with the district, controlling parking and traffic requirements, and maintaining open yard areas.

Alterations or changes to the institutional and public buildings should take into consideration the basic checklist on page 14.

## PARKING

If you want to use your property for non-residential purposes, you need to identify what the parking requirements will be and how your site can accommodate them. See the City planning staff and the zoning ordinance.

The Historical District Advisory Board will consider any designs for your project or a request for a special-use permit only after you have a parking plan.

Follow these guidelines in designing parking for your business or institution:

1. Place the parking area where it will have minimal visual impact on the area. Parking to the rear is encouraged. Parking areas cannot be placed in front or side yards.
2. Screen parking areas that are visible from the street with plantings, walls, and/or fencing.
3. Do not interrupt the pattern of street trees.



**V.**

## **Guidelines for New Construction**





## GENERAL CONSIDERATIONS

New construction that is proposed for the West University Historic District must be approved by the West University Historic Zone Advisory Board. This includes requests for:

1. Primary structures for residential, commercial, or institutional uses.
2. Secondary structures such as back houses, garages, carports and storage sheds.
3. Structures that are moved into a district.
4. Additions to existing buildings.
5. Demolitions.

If you are considering building in a historical district, you first need to determine the street patterns in the surrounding area.

The board does not encourage copies of existing buildings. However, new designs should take into account the streetscape of the block the building will be situated on, building heights, proportions, and setback. The new design should complement the predominant architectural era of the Historic District and may incorporate certain architectural details or elements of characteristic buildings in order to do this.

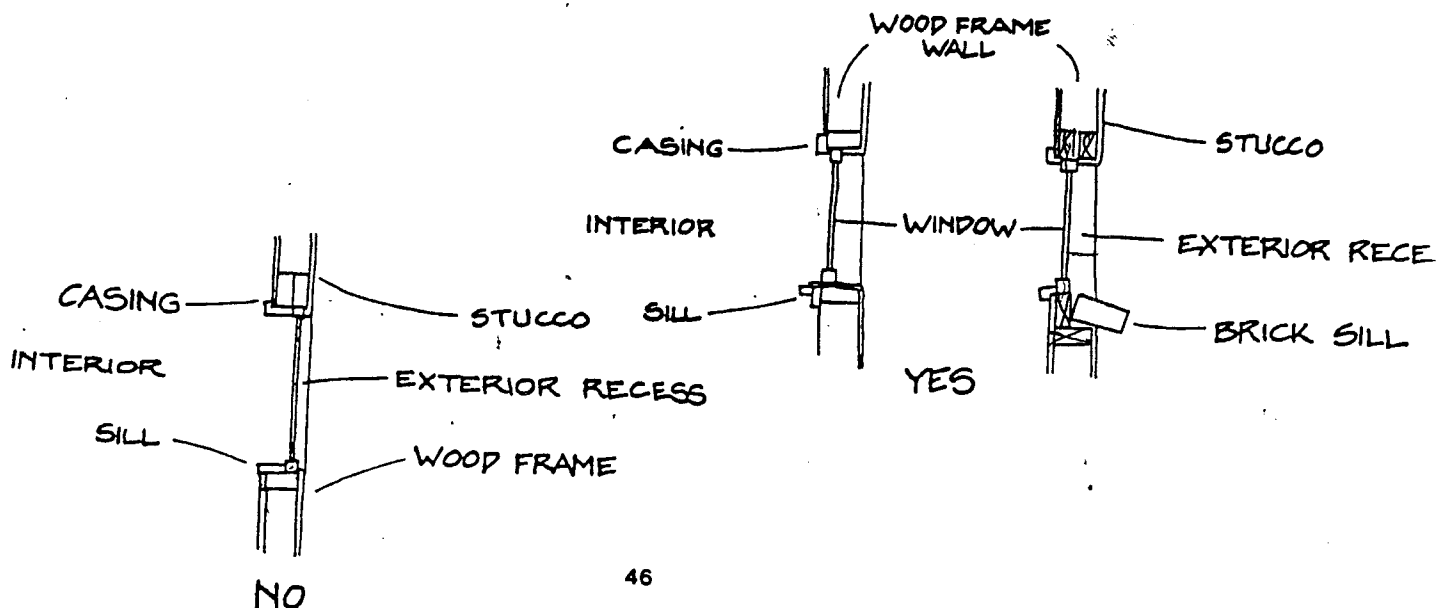
New buildings should fit within the existing street and building patterns of the surroundings. This is accomplished by the shape, size, materials, and color of the new structure.

If you are considering building in a historical district, you should request a workshop with the Historical District Advisory Board to discuss your project. This should be well in advance of finalizing your design.

## PRIMARY BUILDINGS

Apply the following guidelines when designing a new primary structure for a district. They are based on the traditional street and building patterns that are seen in the West University neighborhood.

1. The height and width of new buildings should be within the range already found on the block. Corner buildings need to be similar in height to buildings along adjoining blocks.
2. Emphasize front entrances and orient them to the main street.
3. Erect new buildings on foundations that correspond to the raised height of adjacent structures.
4. Select building materials that are in keeping with materials seen on the block. The use of non-traditional building materials, especially metal, is not encouraged.
5. Place parking and service facilities to the rear. Utilize landscaping to screen these areas.
6. Maintain major landscaping features such as mature trees and shrubs. This is important especially where plantings fit within a pattern on the block.
7. Single-family dwellings are encouraged. If a higher density than a single-family dwelling is allowed on a single lot, appearance of a single-family dwelling must be maintained. If a multi-unit complex is allowed on a parcel larger than a single lot, the height and surfaces must be broken so as to suggest single-family dwellings (see the City planning staff and the zoning ordinance regarding uses and density).
8. Give window openings vertical emphasis. The most common windows historically have been 1/1 wood frame double hung recessed in wall surfaces or metal casement. New windows should be recessed rather than flush.



## SECONDARY BUILDINGS

These guidelines apply to designing new secondary buildings.

1. A secondary structure must be in scale with the primary structure.
2. Use compatible building materials as on the primary structure.
3. Place the rear wall in line with the rear wall of existing secondary buildings. Traditionally, the secondary buildings and fences have defined the edges of Tucson alleys.
4. Use landscaping to screen service areas.
5. If a proposed secondary building is wider than one lot, break up the heights and surfaces.

